

54 Calderdale Avenue , Newcastle Upon Tyne, NE6 4HN

- ** VIEWINGS TO START 27TH APRIL ** THREE DOUBLE BEDROOMS ** MODERN FITTED KITCHEN **
- ** OPEN PLAN LOUNGE/DINING AREA ** GROUND FLOOR WC & MODERN FIRST FLOOR BATHROOM**
- ** GARAGE AND DRIVEWAY PARKING ** ** GREAT FIRST BUY OR FAMILY HOME **
- ** WALKERGATE METRO STATION 0.8 MILES ** FREEHOLD ** COUNCIL TAX BAND B **
- ** CLOSE TO SCHOOLS, LOCAL AMENITIES AND GOOD TRANSPORT LINKS ** ENERGY RATING C**

Offers Over £240,000



- Extended Three Bedroom Semi Detached House
- Garage and Driveway Parking
- Great First Time Buy or Family Home

• Freehold
Entrance Porch

6'10" x 3'10" (2.10 x 1.17)
Double glazed windows and entrance door providing access into hallway.

Hallway

12'5" x 5'8" max (3.81 x 1.75 max)
Understairs storage cupboard, radiator, panelling to the walls, staircase to the first floor, access to the lounge, dining area and inner hall

Lounge

12'7" into bay x 11'4" (3.85 into bay x 3.47)
Double glazed bay window to the front elevation, radiator, alcoves, feature fireplace, open to dining area.

Dining Area

11'5" into bay 11'4" (3.48 into bay 3.46)
Double glazed bay window, radiator, alcove.

Inner Lobby

5'10" x 3'3" (1.78 x 1.01)
Storage cupboard and access to WC and kitchen.

Downstairs WC

4'1" x 2'10" (1.27 x 0.88)
Air vent, fully tiled walls, WC and laminate flooring.

Kitchen

15'8" x 7'11" (4.78 x 2.43)
Double glazed window to rear elevation, roof window, double glazed door with access to rear garden, fitted with range of modern wall and floor units with

- Downstairs WC
- Front and Rear Gardens
- Council Tax Band B

complementing work surfaces, sink, integrated induction hob, electric oven with overhead extractor hood, integrated fridge, tiled floor, door to the garage.

Stairs to First Floor

Leading to ...

Landing

Access to bathroom and bedrooms

Bathroom

14'7" x 6'0" (4.47 x 1.85)
Recently refitted with fully tiled walls and floor, free standing bath, walk in shower, WC and hand wash basin, ladder style radiator and double glazed window.

Bedroom 1

14'4" x 11'6" + bay (4.39 x 3.51 + bay)
Double glazed bay window to the front elevation, radiator.

Bedroom 2

16'3" x 7'10" (4.97 x 2.41)
Double glazed window to the front elevation, built in cupboard.

Bedroom 3

9'4" x 9'0" to robe (2.86 x 2.76 to robe)
Double glazed window to rear elevation, built in wardrobes, radiator

Garage

17'8" x 8'0" (5.38m x 2.44m)
Plumbed for washing machine, fitted with wall units and countertops for added storage and electric garage door.

External

To the front of the property there is

- Modern Kitchen
- Open Plan Lounge/Dining Area
- Energy Rating C

lawned area and a driveway leading to a single garage. To the rear of the property there mature garden with lawn and fenced perimeter.

Material Information

BROADBAND AND MOBILE:

At the time of marketing we believe this information is correct, for further information please visit

<https://checker.ofcom.org.uk>

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

- EE- Good outdoor, variable in-home
- O2- Good outdoor, variable in-home
- Three- Good outdoor, variable in-home
- Vodafone - Good outdoor, variable in-home

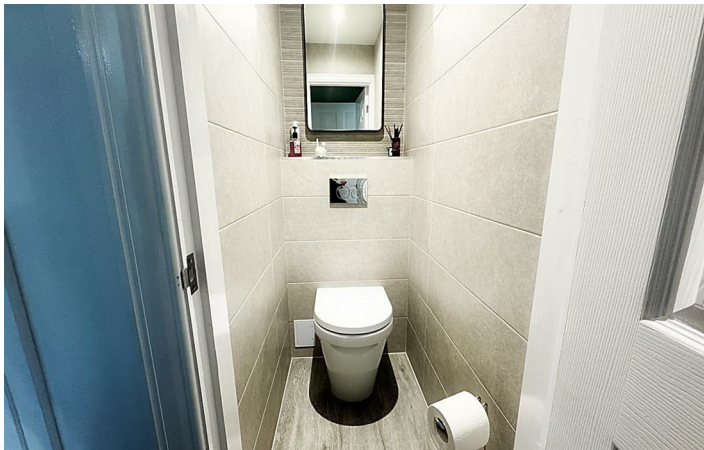
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

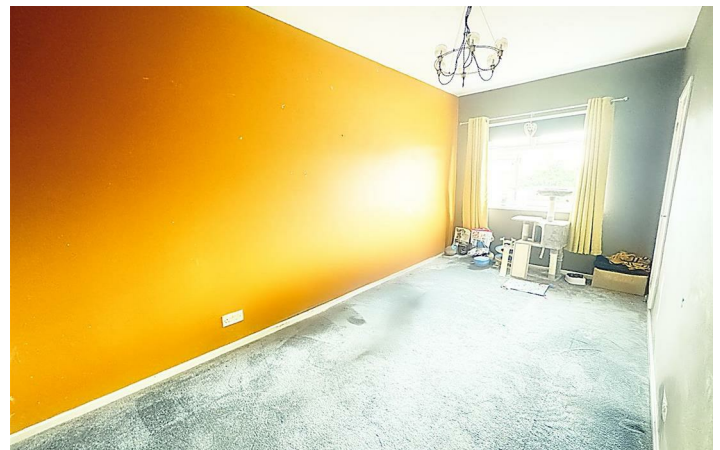
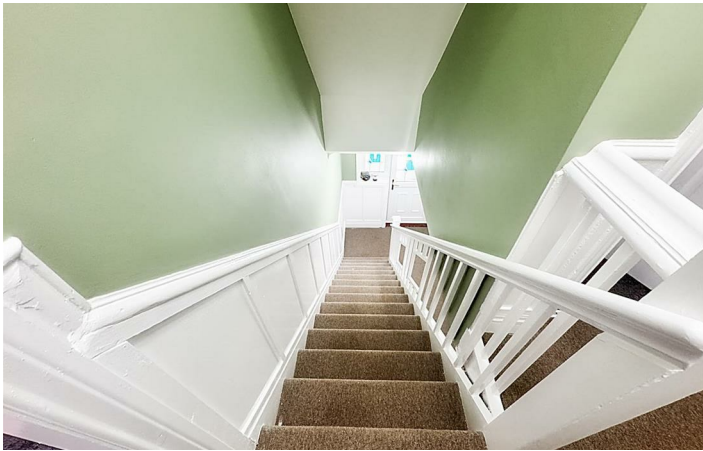
FLOOD RISK:

Yearly chance of flooding:
Surface water: Very low.
Rivers and the sea: Very low.

CONSTRUCTION:

Traditional
This information must be confirmed via your surveyor and legal representative.

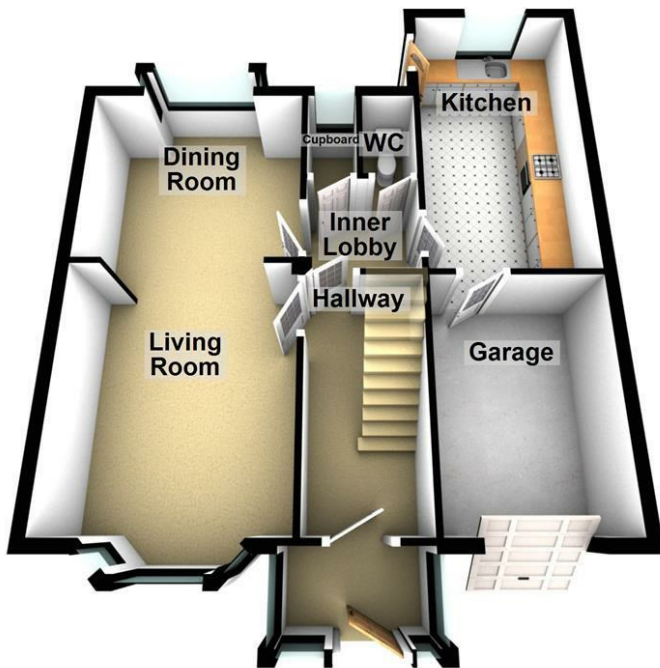






Floor Plan

Ground Floor



First Floor



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	